

Present: D. Chipman, B. Taylor, L. Huntington

Excused: R. Brooks

Minutes of the January 4th, 2010, meeting were approved.

A note about the workshop (1 hour) January 11th, is found at the bottom of the 1/4/10 minutes.

Agreed that to succeed, we need to work with the consultants and need to have the selectmen back us up.

We hope to have our liaison, Jim Henderson, come to our next meeting.

At the January 11th workshop it was agreed to do the Survey in spring, after public meetings. It was stressed that we could learn a lot from the Open Space project for our Survey.

Mylar layers –The planner will create mylar layers to put over town maps for various features that will influence growth district desirability and selection. The office is working on locating mylar for the project.

We may want to have the committee members select six growth districts and then see how well they correspond with the planner's chosen districts.

It was agreed our next big project is to educate the townspeople about the reasons for developing growth districts.

A TV show (Show #1) will be planned for March. Pictures and maps will be presented as a script is read. Burr Taylor volunteered to start work on the script and David Chipman will be working on the whole show.

Thoughts for TV Show #1:

CPIC TV Show and Newspaper Backgrounder – March 2010

Keep in mind:

***Lay out problems associated with future growth and then lay out some solutions.**

- **Noone is being forced to sell or to do anything else, for that matter.**
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- **There could be new permission for somewhat greater density in subdivisions in growth districts we all agree on.**
- **Increasing density helps to develop existing neighborhoods and at the same time helps keep desirable open space.**
- **Everything we propose must meet planning board approval and existing codes**
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Start with historic growth patterns in Harpswell.

Stress inevitability of future growth right up front.

Read quotes from the Comprehensive Plan Future Land Use Plan.

Explain state requirements (towns are to establish growth districts, lot sizes there are smaller than in rural districts).

Selectmen, following the Comp Plan we all approved, appointed CPIC to oversee changes required to keep the feel and look of the town as it is in the face of development pressure.

Want to preserve diversity = there may be benefits to affordable housing if lot sizes are smaller in growth district subdivisions.

How does Harpswell look now? We want to keep that look. (Photos of sprawl and blocks of identical houses we don't want to promote).

Show maps now and in 20 years (or so) if we don't make some changes in our land use ordinances

Growth districts

4 criteria

- near villages**
- amenities exist already or could easily appear**
- absence of constraints**
- space for future development**

characteristics

- walkability**
- amenities**
- neighborhood feeling**
- have recreation space – places to walk, ski; playground space for kids**

problems for us all to work on together:

- boundaries of growth districts**
- size(s) of lots in growth districts**
- size(s) of lots in rural districts**
- selection of good town-wide distribution of enough growth districts to accommodate 30 years of anticipated growth (1200 acres)**

Rural Districts

Keeping agricultural land, wildlife habitat, rural appearance

Next CPIC meeting will be Monday, February 8th, at 3 p.m.

Respectfully submitted, Louise Huntington